

CANADA
SASKA
A BOWERMAN

BUILDING

ATION

WEDNESDAY

MAN OWNER



CANADA B



ADA BUILDING

THIS building is situated at the corner of Twenty-first Street and First Avenue, being located in the heart of the business district, is directly opposite the Post Office and the passenger depot of the Canadian Northern Railway, and is within one-half block of the main trunk line of the street railway service, which is on Second Avenue.

The building covers a ground space extending 140 feet on Twenty-first Street by 75 feet on First Avenue, and consists of basement and eight stories above, rising to a height of 115 feet from the sidewalk and constituting much the largest and highest building in Saskatoon.

The rental space in the basement story includes a ten-chair barber shop, and a billiard room accommodating fifteen tables. Fresh air, properly washed and tempered, is delivered to these rooms by ventilating fans, and the foul air exhausted and expelled through the roof of the building by similar exhaust fans.

The ground floor is exceptionally well lighted with large shop windows and skylights, and is designed for use as high-class shops and financial offices. This story has a ceiling height of eighteen feet, which will permit of mezzanine stories being installed to suit tenants. Basement storage space is provided in connection with the shops.

The seven floors above are laid out for rental as offices and will be subdivided to suit the space and requirements of the several tenants.

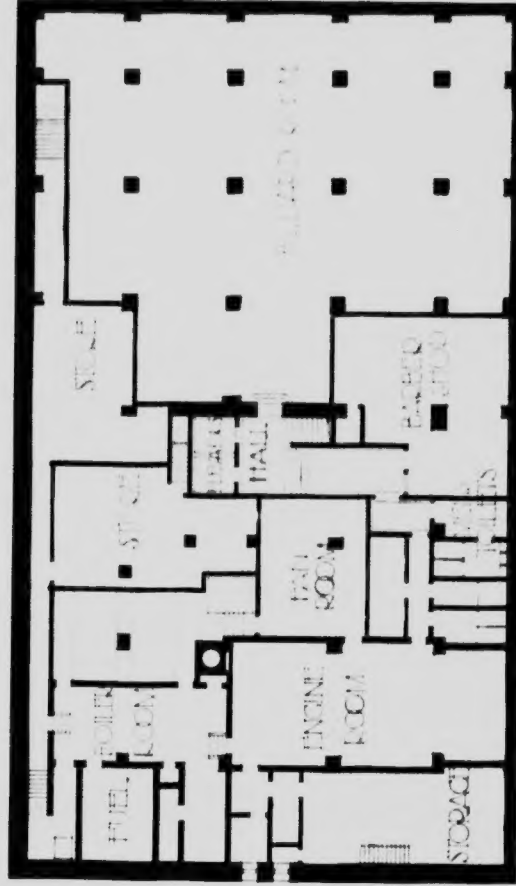
Structurally, the building is thoroughly fireproof, the type of construction being steel frame with hollow tile fireproofing and floor arches, all walls and partitions being of concrete, brick or tile.

ALL elevator and stair shafts from the second floor up are contained in fireproof enclosures, protected at all openings with automatic metal doors, making it practically impossible for fire to spread beyond the story in which it originates. In consequence of these precautions, this building and contents are insured under one of the lowest rates ever obtained in Western Canada.

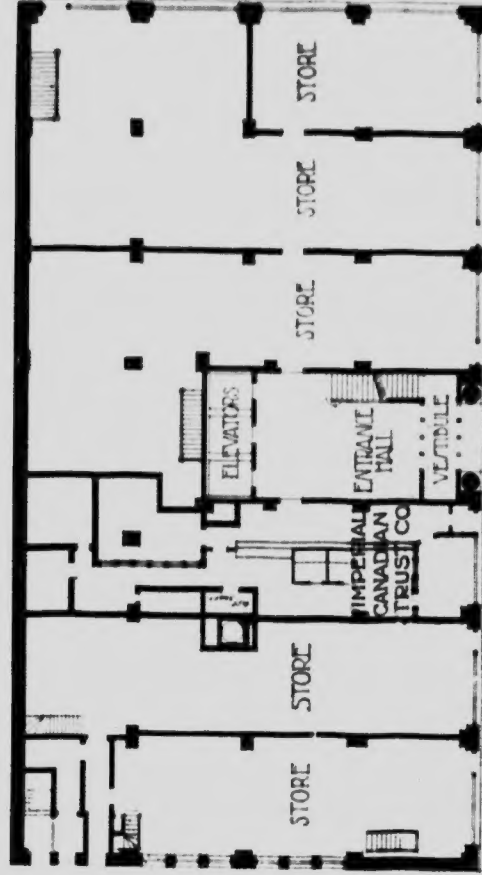
The interior finish is of the highest class throughout, all halls, corridors and toilet rooms being wainscotted with expensive marbles, the floors of same being of marble and terrazzo. The floors in the stores and offices are of hard maple. The wood finish is mahogany on the ground floor and quarter cut oak throughout the balance of the building.

The mechanical equipment for operating the building is planned with the idea of giving tenants every modern convenience and includes boilers of 300 h.p. capacity, a steam heating plant, hot and cold water service throughout, fresh air and exhaust fans, sewage ejectors, compressed air, motor generators, fire stand pipes, storage tank and hose system, and a complete electrical installation controlling 3500 lamps through distributing and metering panels on each floor by which any portion or combination of offices may be metered separately.

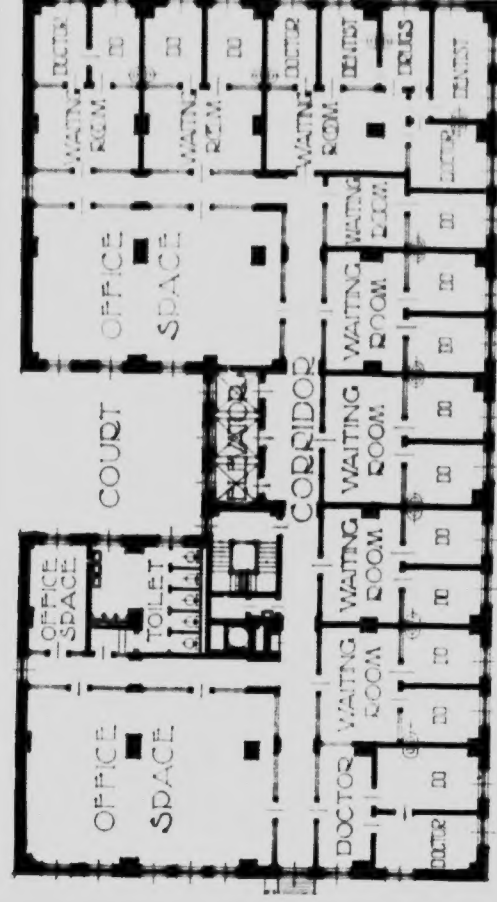
The plumbing system and fixtures are of the best grade, and provision is made for installing wash basins at convenient points in offices, also for dentists' and doctors' cuspidors or other laboratory equipment, etc.



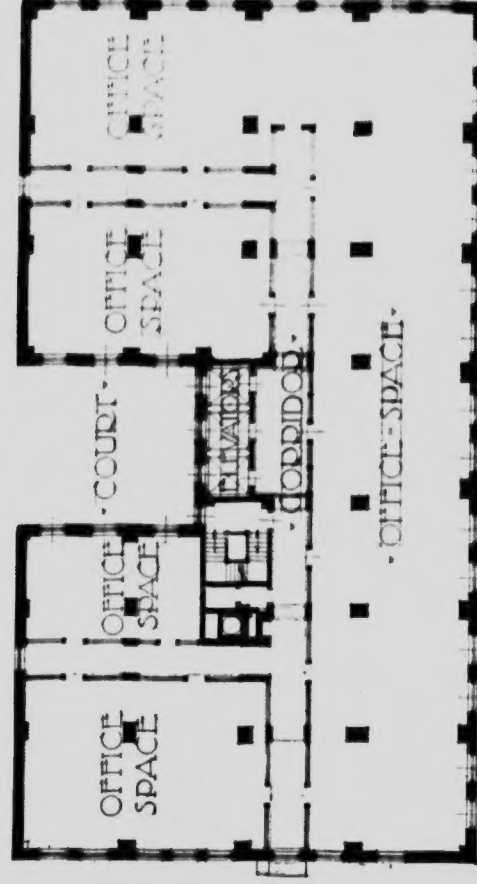
PLAN OF BASEMENT



PLAN OF GROUND FLOOR



PLAN OF THIRD FLOOR
ESPECIALLY ADAPTED TO DOCTORS AND DENTISTS



PLAN OF TYPICAL FLOOR

SASKATOON STATISTICS

POPULATION

Year 1903 113	1906 3011	Oct. 1911 18,096	Oct. 1912 27,327	Oct. 1913 35,000
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BUILDING PERMITS

Year 1908 \$115,625.00	1909 \$1,002,055.00	1910 \$2,817,771.00	1911 \$5,028,366.00	1912 \$7,640,530.00
Municipal expenditure, Public Works, Year 1912 - - - - - \$2,500,000.00				

CITY ASSESSMENT

Year 1912 - - - - -	\$39,867,335.00
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CUSTOMS REVENUE

Fiscal Year 1905-6 \$15,215.00	1908-9 \$44,549.00	1909-10 \$122,168.00	1911-12 \$777,558.00	Increase, 1911-12 124%	Increase in 6 yrs. 5019%
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SASKATOON HAS

Three railroads, viz., Canadian Pacific Railway, Canadian Northern Railway and Grand Trunk Pacific, with thirty passenger trains daily.

Municipal Electric Street Railway, Lighting and Power Plant.

Two hundred wholesale houses, second only to Winnipeg in volume of business.

Sixteen banking institutions representing capital of over one hundred and thirty-two (132) million dollars.

Total bank clearings - - 1911, \$64,090,948.00; 1912, \$115,598,477.00. Increase, over 80 per cent.

Four first-class daily newspapers and three weeklies.

THIS building was completed January 1st, 1914, about eighteen months being required in the erection, during which time as high as three hundred men were employed on the work, the skilled labor being drawn from all parts of Canada and the United States, and the quality of the materials and workmanship is a standing advertisement for the architects, the superintendent and the several contractors.

The plans were prepared by, and the work executed under the direction of Messrs. James Chisholm and Son, architects, and their superintendent, H. N. Molloy, and the different contracts were handled by Carter-Halls-Aldinger Company Limited, the Mitchell-Gray Electric Company, Thomson & Homer, The Canadian Westinghouse Company Limited, The Dominion Bridge Company Limited, The Otis-Fensom Elevator Company, The Northwestern Ornamental Iron Company, and the Northwestern Marble and Tile Company.

For space, apply to

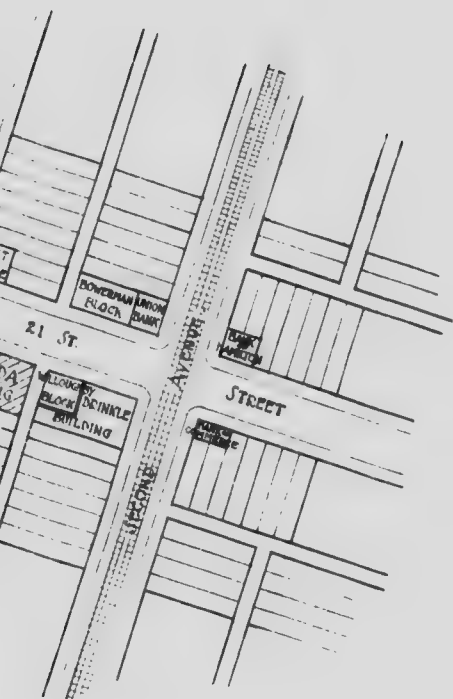
THE IMPERIAL CANADIAN TRUST COMPANY

MANAGERS

Offices : Canada Building, SASKATOON



CENTRE OF BUS
CITY OF SASK



OF BUSINESS PORTION
OF SASKATCON, SASK.

CANADA BUILDING - 1

